061.A	0009	0001.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	242,200	/	242,200
USE VALUE:	242,200	/	242,200
ASSESSED:	242,200	/	242,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: I1

Owner 1:	SHEEHAN DANIEL
Owner 2:	GOODWIN-SHEEHAN DESIREE
Owner 3:	
Street 1:	9 COLONIAL VILLAGE DR #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GOODWIN DESIREE -
Owner 2:	-
Street 1:	9 COLONIAL VILLAGE DR #1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 635 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	242,200			242,200
Total Card	0.000	242,200			242,200
Total Parcel	0.000	242,200			242,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.42 /Parcel: 381.42

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 061.A-0009-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	242,200	0	.		242,200		Year end	12/23/2021
2021	102	FV	238,800	0	.		238,800		Year End Roll	12/10/2020
2020	102	FV	232,000	0	.		232,000	232,000	Year End Roll	12/18/2019
2019	102	FV	211,800	0	.		211,800	211,800	Year End Roll	1/3/2019
2018	102	FV	175,300	0	.		175,300	175,300	Year End Roll	12/20/2017
2017	102	FV	135,100	0	.		135,100	135,100	Year End Roll	1/3/2017
2016	102	FV	132,400	0	.		132,400	132,400	Year End	1/4/2016
2015	102	FV	116,800	0	.		116,800	116,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5419

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOODWIN DESIREE	78381-448	2	8/2/2021	Convenience	99	No	No		
RUTZMOSER MARIA	31508-368		6/16/2000		97,500	No	No		
	14469-40		11/1/1981		38,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2018	1465	Redo Kit	3,700	C				
6/3/2010	560	Inter-De	2,900					
5/14/2010	443	Manual	2,750					REPAIRS DUE TO WAT

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2017	Measured	DGM	D Mann
3/30/2004	Info By Phon	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6021																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc CONDO | Total: | Spl Credit | Total:

PRINT

Date	Time
12/30/21	02:09:54

LAST REV

Date	Time
09/02/21	10:35:50
mmcmakin	

User Acct

127856

GIS Ref

GIS Ref

Insp Date

10/25/17

!5419!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	127856
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	
% Own:	0.657700002
Name:	9 - 6021

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.6	%

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.44488192
Const Adj.:	1.06049991
Adj $ / SQ:	497.997
Other Features:	32722
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348950
Depreciation:	106779
Depreciated Total:	242171

COMMENTS

Building Number 9.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	4	BRs:	1	Baths:	1				HB	0		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	0
Totals			
1	4	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	498.00
Special Features:	0	Val/Su Net:	381.42
Final Total:	242200	Val/Su SzAd	381.42

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	635	498.000	316,228
Net Sketched Area:		635	Total:	316,228
Size Ad	635	Gross Area	635	FinArea 635

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

061.A-0009-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: